FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Baskin, Jr. (NAME)	Murphree Mortgage Company (NAME)	Map 75-14
448 Harwell Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par. 113
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 19,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 1969.

Notary Public

MY COMMISSION EXPIRES: 10-15-72

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, F. E. Stratton, Jr. and wife, Bettie S. Stratton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Baskin, Jr., and wife, Mary Ann K. Baskin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Hermitage Estates, Section 4, as of record in Book 3700, page 148, Register's Office for said County.

Said Lot No. 20 fronts 80.0 feet on the westerly side of Harwell Drive and extends back 130.9 feet on the northerly line and 136.7 feet on the southerly line, to a dead line in the rear, measuring 68.9 feet thereon.

Being part of the same property conveyed to F. E. Stratton and wife, Bettie S. Stratton, by deed from Robert E. Baker, Trustee, of record in Book 4263, page 917, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 448 Harwell Drive (House Number) (Street) Hermitage, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 6th day of June, 1969

F. E. Stratton, Jr.

Bettie S. Stratton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. E. Stratton and wife, Bettie S. Stratton

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of June 19 69.

Commission expires October 18, 1970

Patricia Hanks
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said (they) _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

F. E. Stratton and wife,

Bettie S. Stratton

TO

James L. Baskin, Jr., and wife,

Mary Ann K. Baskin

JUN 10 69 CONV
JUN 10 69 ~~S TAX~~
JUN 10 69 PRIEEE
JUN 10 69 MDEED

Return to Memphis Office

A 4 3 8 0 1

IDENTIF. REFERENCE

JUN 10 12 04 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

19,900.00

B* 51.74
B* .50
B* 3.00
* 55.24

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.